



**CITY OF GILLETTE
PLANNING COMMISSION**

Tuesday, July 16, 2013
7:00 PM

Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

CALL TO ORDER

APPROVAL OF MINUTES

1. Pre-Meeting Workshop Minutes - July 2, 2013
Regular Meeting Minutes - July 2, 2013

CASE NO. 13.014DP

Development Plan - Pioneer Manor Assisted Living Facility on Lot 1B, Lasting
Legacy Park Subdivision, at 1000 South Douglas Highway

CASE NO. 13.017PUDP

Preliminary Planned Unit Development - Prairie Fire Brewing

OLD BUSINESS

NEW BUSINESS

DIRECTOR'S REPORT

ADJOURNMENT

CHAIRMAN

Clark Sanders

VICE-CHAIRMAN

Dallas Streets

BOARD MEMBERS

Jennifer Thomas
Damon Hart

Lee Wittler
Val Elliott

Billy Montgomery

www.gillettewy.gov

Productivity **Service With P.R.I.D.E.** Enthusiasm
Responsibility Integrity Dedication



CITY OF GILLETTE
PLANNING COMMISSION
July 16, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 7/16/2013 7:00:00 PM

CASE NUMBER AND TITLE:

Pre-Meeting Workshop Minutes - July 2, 2013
Regular Meeting Minutes - July 2, 2013

APPLICANT/OWNER:

AGENT:

CASE SUMMARY:

CASE BACKGROUND:

CASE REQUIREMENTS:

STAFF RECOMMENDATION:

CASE MANAGER:

TENTATIVE CITY COUNCIL DATE:

ATTACHMENTS:

Click to download

☐ [Planning Commission Workshop Minutes](#)

☐ [Planning Commission Minutes](#)

CITY PLANNING COMMISSION
MINUTES OF THE PRE-MEETING WORKSHOP
ENGINEERING CONFERENCE ROOM, CITY HALL
July 2, 2013 - 5:30 p.m.

The July 2, 2013 Pre-Meeting Workshop of the City of Gillette Planning Commission convened at 5:30 p.m. in the Engineering Conference Room, located on the second floor of City Hall. Present from the City were Clark Sanders, Dallas Streets, Lee Wittler, Jennifer Thomas, Billy Montgomery, Adrienne Hahn and Jim Howard. Also present from the City of Gillette, Dustin Hamilton, Director of Engineering & Development Services, Larry Manning, Planning Manager, Michael Surface, Senior Planner, Staci Beecher, Planner, and Tracy Olson, Administrative Assistant. Discussion focused on the case to be presented at the regular meeting to follow. No action was taken.

Director Hamilton stated it was time for the annual election of officers. Mr. Montgomery made a motion to nominate Mr. Sanders as the Chairman, seconded by Mr. Wittler. With no further nominations, a vote was taken and all members were in favor of the motion.

Mr. Wittler made a motion to nominate Ms. Thomas as the Vice Chairman, seconded by Mr. Montgomery. With no further nominations, a vote was taken and all members were in favor of the motion.

The Pre-Meeting Workshop adjourned at 6:55 P.M.

Minutes taken and prepared by:

Tracy Olson
Administrative Assistant

CITY OF GILLETTE PLANNING COMMISSION

MINUTES OF THE REGULAR MEETING

City Council Chambers, City Hall

July 2, 2013 – 7:00 p.m.

PRESENT

Commission Members Present: Clark Sanders, Lee Wittler, Adrienne Hahn, Jennifer Thomas, Billy Montgomery, Jim Howard, and Dallas Streets.

Staff Present: Dustin Hamilton, Director of Engineering and Development Services, Larry Manning, Planning Manager, Michael Surface, Senior Planner, Staci Beecher, Planner, and Tracy Olson, Administrative Assistant.

CALL TO ORDER

Chairman Sanders called the meeting to order at 7:00 p.m. Mr. Sanders introduced the new Planning Commission members, Jim Howard and Adrienne Hahn.

APPROVAL OF THE MINUTES

A motion was made by Mr. Streets, seconded by Ms. Thomas to approve the Minutes of the City Planning Commission Meeting on June 18, 2013. The motion to approve the Minutes carried 7/0.

13.015Z – Zoning Map Amendment – Lot 1, Block 4, Park Addition

Mr. Wittler made a motion to approve said case. Mr. Streets seconded the motion. Ms. Beecher presented the case and stated there was one (1) phone call regarding this case but no opposition.

There being no questions, a vote was taken on the motion. Motion carried 7/0.

13.016SFP – FINAL PLAT – Minor Subdivision Plat for Skyline – Westover, Filing No. 1

Mr. Wittler made a motion to approve said case. Mr. Streets seconded the motion. Ms. Beecher presented the case and stated there were no public comments regarding this case.

Mayor Tom Murphy welcomed the new Planning Commission members to the board. Mr. Murphy stated that he spoke with the consultants for McDonalds and they expressed their appreciation for the City Planning staff. He stated the development process has been streamlined and complimented the staff on their hard work and professionalism.

There being no questions, a vote was taken on the motion. Motion carried 7/0.

OLD BUSINESS

None

NEW BUSINESS

Ms. Beecher stated there would be two (2) cases at the next Planning Commission Meeting being held on Tuesday, July 16, 2013.

Ms. Beecher also stated there would be one (1) case at the next Joint City/County Planning Commission meeting on Thursday, July 18, 2013 at the County Courthouse.

ADJOURNMENT

There being no further business, the meeting adjourned at 7:15 p.m.

Minutes prepared by

Tracy Olson
Planning Administrative Assistant

Pcm070213minutes



CITY OF GILLETTE
PLANNING COMMISSION
July 16, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 7/16/2013 7:00:00 PM

CASE NUMBER AND TITLE:

13.014DP Development Plan - Pioneer Manor Assisted Living Facility on Lot 1B, Lasting Legacy Park Subdivision, at 1000 South Douglas Highway

APPLICANT/OWNER:

Campbell County Memorial Hospital

AGENT:

PCA Engineering, Engineer of Record
Four Front Design, Landscape Architect

CASE SUMMARY:

Campbell County Memorial Hospital is seeking Development Plan approval for a 160 bed assisted living facility at 161,286 square feet sitting on 9.11 acres of land.

CASE BACKGROUND:

The owner desires to develop and build an assisted living facility along Veterans Drive, which is adjacent to the west side of Highway 59 and south of Lasting Legacy Park. The Campbell County Memorial Hospital property is situated within a C-O, Office and Institution Zoning District.

The Zoning Ordinance requirement as shown in Section 11 indicates that when a main building 25,000 square feet or larger is planned for property within a C-O Zoning District, then the project is to be reviewed and approved by the City Planning Commission through a Development Plan review process.

The assisted living proposal is within a park like residential setting. The facility will provide routine general or protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. Pioneer Manor will have 160 separate living quarters, and provides dining, housekeeping, social and physical activities, medication administration and transportation services for residents. There is a memory care unit located within the proposed new site with 24 separate living quarters.

The proposed assisted living facility structure is made up of three building components. There is an east and west wing, also known as "neighborhoods" for separate residential living quarters, kitchen and dining room, community gathering space, and a laundry. Each residential wing has access to a courtyard and walking paths. The central part of the facility acts as "town center" with a library, a gathering space for residents and their family, a beauty shop and a barbershop. There will also be administrative offices and health care offices located within the "town center".

The proposed Pioneer Manor will have walking trails which connect to Lasting Legacy Park, a community garden for residents, walking paths, courtyards, and an outdoor gazebo gathering space to promote physical activities for the residents.

The east wing of the facility has a partial understory area for mechanical equipment, storage and eight parking spaces. It is to be accessed by two driveways forming an internal loop driveway within the building.

In order for the Planning Commission to review and decide upon the proposed Development Plan a number of steps were required. The property was first re-zoned, then subdivided in order for the hospital to take ownership. It was then determined that a small amount of land was needed in order to develop the site as proposed. A re-zone request was heard at the Planning Commission on June 4, 2013, and then forwarded to City Council. A third reading of the proposed re-zoning was approved by City Council on July 15, 2013. The re-zone was necessary as the small amount of land needed to complete the development proposal was zoned residential, and is required to have the C-O, Office and Institution zoning designation. Because land was being added to the site, an Administrative Plat was necessary in order to comply with the City Subdivision Regulations. The Administrative Plat was approved on July 16, 2013. Hence, the property has the correct zoning designation, is under one ownership, and the Development Plan can proceed forward with a review and decision by the City Planning Commission.

The Parks and Beautification Board reviewed and approved the proposed Landscape Plan on June 13, 2013 for the proposed project. It has been found that the Landscape Plan meets all the requirements of the Landscape Section of the Zoning Ordinance.

CASE REQUIREMENTS:

1. All unused service taps shall be abandoned prior to granting a Certificate of Occupancy.
2. A Permit to Construct for water, sanitary sewer, drainage and storm sewer shall be issued prior to a Building Permit.
3. All necessary easements shall be recorded by separate instrument prior to granting a Final Certificate of Occupancy.
4. All City requirements related to building, engineering, fire, electric, water, sewer, drainage and zoning shall be adhered to.
5. Any retaining walls shall be engineered and permitted.
6. Any signage or fencing shall require a separate permit.
7. There shall be a note on the Development Plan which reads: "The possible future expansion area shall adhere to all current City requirements at time of development."
8. There shall be a Landscape Completion Agreement signed by the owner; and as built drawings for the approved landscaping that shall be provided to the Parks Division upon completion of the landscape construction.

STAFF RECOMMENDATION:

Staff recommends approval for the Pioneer Manor Development Plan situated on Lot 1B, Lasting Legacy Park Subdivision with an address of 1000 South Douglas Highway, subject to all Planning requirements.

CASE MANAGER:

Michael Surface, Senior Planner

TENTATIVE CITY COUNCIL DATE:

The Planning Commission has the sole authority to make decisions on Development Plans.

ATTACHMENTS:

Click to download

- ☐ [Vicinity and Aerial Map](#)
- ☐ [Development Plan pg. 1](#)
- ☐ [Development Plan pg. 2](#)
- ☐ [Development Plan pg. 3](#)
- ☐ [Case Sheet](#)



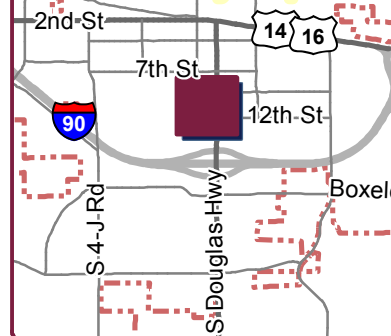
Aerial Map



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

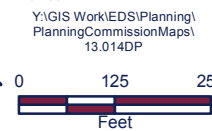
Vicinity Map



Legend

- Project Area
- Parcels
- City Limits

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.



**13.014DP
Development Plan for
Pioneer Manor**

July 16, 2013

Productivity Service With P.R.I.D.E. Enthusiasm
Responsibility Integrity Dedication

GOVERNING/PERMITTING AGENCY

CITY OF GILLETTE
P.O. BOX 3003
GILLETTE, WY 82717

BUILDING DIVISION
KEN ROGERS, CHIEF BUILDING OFFICIAL
PHONE 307-686-5260
FAX 307-685-8897

ENGINEERING AND DEVELOPMENT
DUSTIN HAMILTON, DIRECTOR
PHONE 307-686-5265
FAX 307-685-8889

PARKS DEPARTMENT
KENT CLARK, PARKS SUPERINTENDENT
PHONE 307-686-5275
FAX 307-687-2539

OWNER/DEVELOPER:
CAMPBELL COUNTY MEMORIAL HOSPITAL
501 S. BURMA AVENUE
GILLETTE, WY 82717
BLAINE GEER
PHONE 307-688.1442
FAX 307-688-1455

ENGINEER:

PCA ENGINEERING, INC
P.O. BOX 2185
4506 WIGWAM BLVD.
GILLETTE, WY 82718
PHONE 307-687-0600
FAX 307-687-7022

UTILITY COMPANIES

WATER, SEWER, ELECTRICAL
CITY OF GILLETTE
611 EXCHANGE AVENUE
GILLETTE, WY 82716

WATER DIVISION
DIANE MONAHAN
PHONE 686-5262

WASTEWATER
MARK PAXTON
PHONE 686-5274

ELECTRICAL
LORI KING
PHONE 686-5315

TELEPHONE, CABLE, INTERNET
CENTURY LINK
PHONE 800-361-6373

GAS
SOURCE GAS
921 SOUTH BURMA AVENUE
GILLETTE, WY 82718
BOB SALVERSON
PHONE 682-5881 EXT 3205

IT IS AGREED THAT THE CONDITIONS OF THIS DEVELOPMENT PLAN SHALL BE BINDING UPON THE UNDERSIGNED, THEIR SUCCESSORS AND ASSIGNS, SHALL LIMIT AND CONTROL THE ISSUANCE AND VALIDITY OF ALL ZONING PERMITS, AND SHALL RESTRICT AND LIMIT THE LOCATION, CONSTRUCTION AND USE OF ALL LAND AND STRUCTURES INCLUDED WITHIN THE PLAN TO ALL OF THE CONDITIONS SET FORTH UPON THE PLAN; AND THAT THE DEVELOPMENT PLAN MAY BE AMENDED ONLY UPON APPLICATION TO AND APPROVAL BY THE PLANNING COMMISSION.

EXECUTED THIS _____ DAY OF _____ A.D., 20____, BY:

CAMPBELL COUNTY MEMORIAL HOSPITAL, CEO

STATE OF WYOMING)

CAMPBELL COUNTY)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ A.D., 20____, BY _____, CCMH HOSPITAL CEO,

AS A FREE AND VOLUNTARY ACT AND DEED.

WITNESS MY HAND AND OFFICIAL SEAL.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

CERTIFICATE OF APPROVAL BY THE CITY OF GILLETTE PLANNING COMMISSION

APPROVED BY THE CITY OF GILLETTE PLANNING COMMISSION THIS _____ DAY OF _____ A.D., 20____.

CHAIRMAN

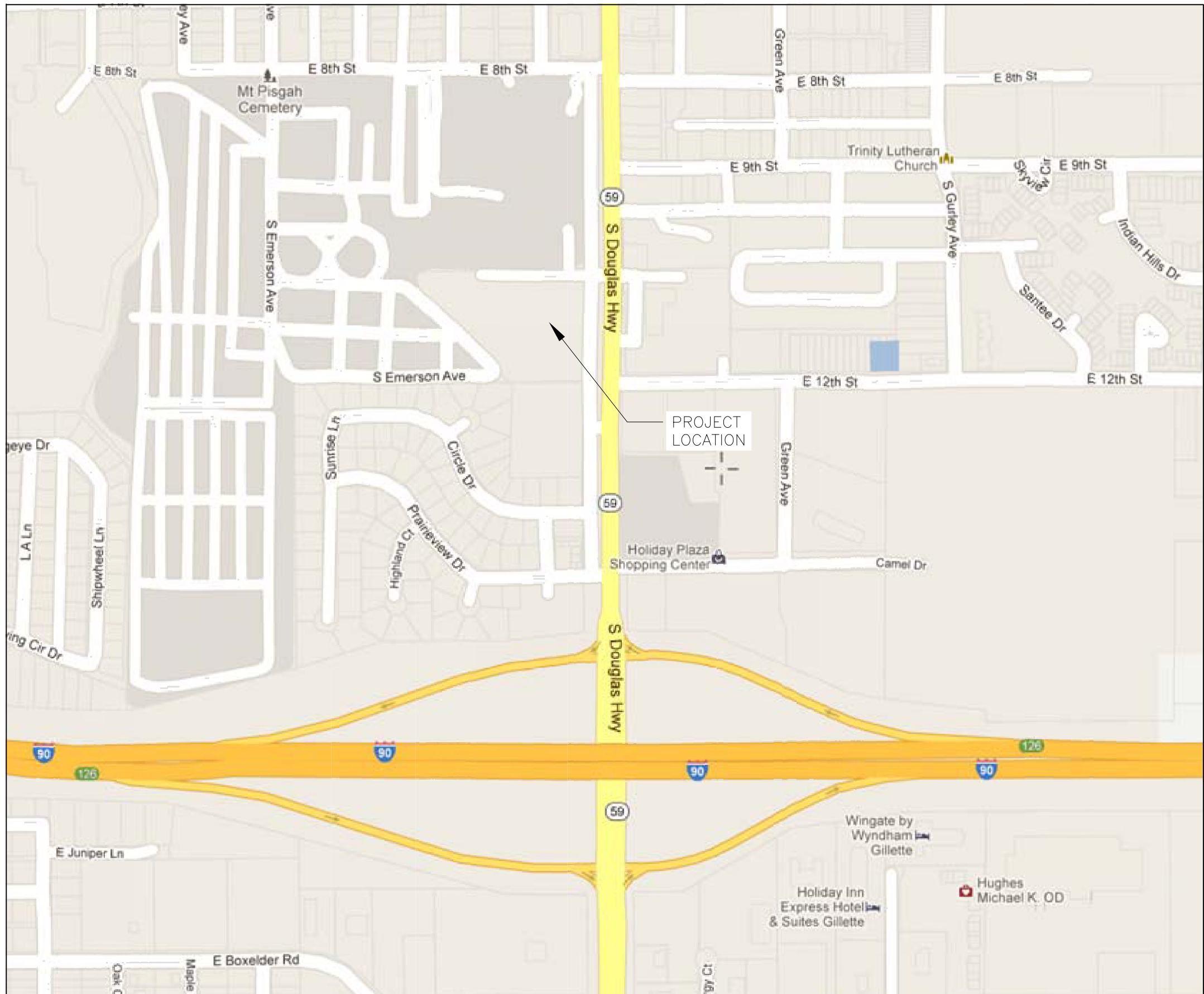
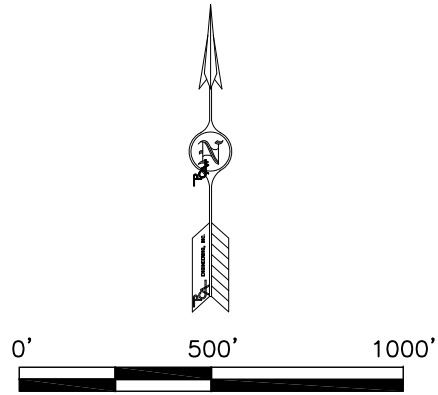
SECRETARY

CERTIFICATE FOR RECORDING BY THE COUNTY CLERK AND RECORDER

THIS DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE CLERK AND RECORDER AT _____ O'CLOCK _____ M., THIS _____ DAY OF _____ 20____.

COUNTY CLERK

SHEET NO. SHEET TITLE
1 TITLE SHEET
2 SITE PLAN
3 GRADING AND DRAINAGE PLAN



VICINITY MAP

EXISTING LINETYPES, SYMBOLS, AND HATCH PATTERNS

— SA —	SANITARY SEWER	—	FOUND BRASS CAP	—	STORM SEWER MANHOLE
— SS —	SANITARY SEWER SERVICE	—	FOUND REBAR	—	GRATED STORM INLET
— W —	WATER LINE	—	FOUND REBAR WITH CAP	—	TYPE "B" INLET
— WS —	WATER SERVICE	—	FOUND IRON PIPE	—	SANITARY SEWER MANHOLE
— SW —	STORM SEWER	—	SET REBAR WITH CAP	—	CLEAN OUT
— SW —	SWALE/FLOWLINE	—	CONTROL POINT	—	GAS VALVE
—	CULVERT	—	FOUND SECTION CORNER	—	(G) CURB STOP
— OP —	OVERHEAD POWER (34)	—	FOUND 1/4 CORNER	—	11 1/4" BEND
— OP —	OVERHEAD POWER (14)	—	FOUND 1/16 CORNER	—	22 1/2" BEND
— UP —	UNDERGROUND POWER (34)	—	BENCHMARK	—	45° BEND
— UP —	UNDERGROUND POWER (14)	—	REFERENCE MONUMENT	—	CAP (END OF LINE PLUG)
—	GAS LINE	—	CABLE TV RISER	—	COUPLER
—	PHONE LINE	—	TELEPHONE RISER	—	POWER POLE W/LIGHT
— FO —	FIBER OPTIC	—	WATER METER PIT	—	POWER POLE W/GUY
— CA —	CABLE TV	—	FIRE HYDRANT	—	POWER POLE W/TRANSFORMER
—	PROPERTY/R-O-W LINE	—	GATE VALVE	—	CAPACITOR BANK
—	SUBDIVISION BOUNDARY	—	CURB STOP	—	GANG SWITCH
—	BUILDING SETBACK LINE	—	11 1/4" BEND	—	FUSED SWITCH
—	EASEMENT LINE	—	22 1/2" BEND	—	TRANSFORMER SINGLE PHASE
—	GUARDRAIL	—	45° BEND	—	TRANSFORMER 3 PHASE
—	CHANLINK FENCE LINE	—	CAP (END OF LINE PLUG)	—	VARIABLE FREQUENCY INTERRUPT
— X —	BARBED WIRE FENCE LINE	—	COUPLER	—	ELECTRICAL VAULT
—	PRIVACY FENCE	—	DEFLECTION COUPLER	—	ELECTRICAL METER CABINET
—	METAL FENCE LINE	—	TEE	—	ELECTRICAL METER
—	MAJOR (10') CONTOUR LINE	—	REDUCER	—	OVERCURRENT BAY
—	MINOR (2') CONTOUR LINE	—	HEDGE/TREE LINE	—	SWITCH CABINET
—	TOWNSHIP LINE	—		—	STREET LIGHT PEDISTAL
—	SECTION LINE	—		—	SECONDARY PEDISTAL
—	QUARTER SECTION LINE	—		—	JUNCTION BOX SINGLE PHASE
—	SIXTEENTH SECTION LINE	—		—	JUNCTION BOX THREE PHASE
—	STRUCTURE	—		—	FIBER OPTIC PEDISTAL
—	EXISTING CONCRETE (AR-CONC SCALE:0.01, RT:0)	—		—	FIBER OPTIC VAULT
—	EXISTING ASPHALT (SOLID SCALE:1.00, RT:0)	—		—	SPRINKLER HEAD
—	EXISTING GRAVEL SURFACE (GRAVEL SCALE:0.10, RT:0)	—		—	IRRIGATION CONTROL
—		—		—	CONFEROUS TREE
—		—		—	DECIDUOUS TREE
—		—		—	BUSH
—		—		—	1 POLE SIGN
—		—		—	BOREHOLE
—		—		—	MONITORING WELL
—		—		—	TRAFFIC SIGNAL

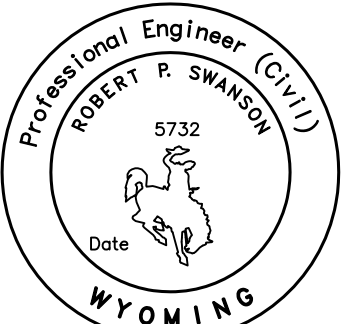
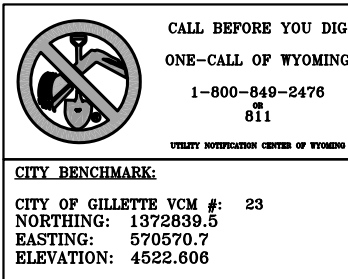
PROPOSED LINETYPES, SYMBOLS, AND HATCH PATTERNS

— WS —	WATER SERVICE	—	CABLE TV RISER	—	STORM SEWER MANHOLE
—	STORM SEWER	—	TELEPHONE RISER	—	GRATED STORM INLET
—	SWALE/FLOWLINE	—	WATER METER PIT	—	TYPE "B" INLET
—	CULVERT	—	FIRE HYDRANT	—	SANITARY SEWER MANHOLE
—	OVERHEAD POWER (34)	—	GATE VALVE	—	CLEAN OUT
—	OVERHEAD POWER (14)	—	CURB STOP	—	GAS VALVE
—	UNDERGROUND POWER (34)	—	11 1/4" BEND	—	(G) GAS VALVE
—	UNDERGROUND POWER (14)	—	22 1/2" BEND	—	GAS METER
—	GAS LINE	—	45° BEND	—	STREET LIGHT
—	PHONE LINE	—	CAP (END OF LINE PLUG)	—	GUY WIRE ANCHOR
—	FIBER OPTIC	—	COUPLER	—	POWER POLE
—	CABLE TV	—	CROSS	—	POWER POLE W/LIGHT
—	PROPERTY/R-O-W LINE	—	DEFLECTION COUPLER	—	POWER POLE W/GUY
—	SUBDIVISION BOUNDARY	—	TEE	—	POWER POLE W/TRANSFORMER
—	BUILDING SETBACK LINE	—	REDUCER	—	CAPACITOR BANK
—	EASEMENT LINE	—	STORM SEWER MANHOLE	—	GANG SWITCH
—	GUARDRAIL	—	OUTLET STRUCTURE PROTECTION	—	FUSED SWITCH
—	CHANLINK FENCE LINE	—	ROUGH CUT STREET CONTROL	—	TRANSFORMER SINGLE PHASE
— X —	BARBED WIRE FENCE LINE	—	RIPRAP FOR CULVERT PROTECTION	—	TRANSFORMER 3 PHASE
—	PRIVACY FENCE	—	SEEDING AND MULCHING	—	VARIABLE FREQUENCY INTERRUPT
—	METAL FENCE LINE	—	VEHICLE TRACKING CONTROL	—	ELECTRICAL VAULT
—	MAJOR (10') CONTOUR LINE	—	SEDIMENT CONTROL LOG (WATTLE)	—	ELECTRICAL METER CABINET
—	MINOR (2') CONTOUR LINE	—	EROSION CONTROL BLANKET	—	ELECTRICAL METER
—	LIMITS OF CONSTRUCTION	—		—	OVERCURRENT BAY
— SF —	SILT FENCE	—		—	SWITCH CABINET
—	PROPOSED STRUCTURE (AR-CONC SCALE:0.01, RT:0)	—		—	STREET LIGHT PEDISTAL
—	PROPOSED CONCRETE (AR-CONC SCALE:0.01, RT:0)	—		—	SECONDARY PEDISTAL
—	PROPOSED ASPHALT (SOLID SCALE:1.00, RT:0)	—		—	JUNCTION BOX SINGLE PHASE
—	PROPOSED GRAVEL SURFACE (GRAVEL SCALE:0.10, RT:0)	—		—	JUNCTION BOX THREE PHASE
—		—		—	FIBER OPTIC PEDISTAL
—		—		—	FIBER OPTIC VAULT
—		—		—	SPRINKLER HEAD
—		—		—	IRRIGATION CONTROL
—		—		—	CONFEROUS TREE
—		—		—	DECIDUOUS TREE
—		—		—	BUSH
—		—		—	1 POLE SIGN
—		—		—	BOREHOLE
—		—		—	MONITORING WELL
—		—		—	TRAFFIC SIGNAL

NOTE:

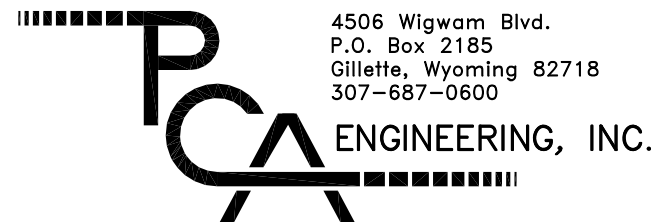
ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE CITY OF GILLETTE DESIGN STANDARDS (2012).

"I CERTIFY THAT THESE DRAWINGS WERE PERFORMED BY ME OR UNDER MY DIRECT CONTROL AND SUPERVISION. THE CONSTRUCTION DETAILS AS SHOWN ON THESE DRAWINGS ARE ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE AND BELIEF."



Prepared for:

CAMPBELL COUNTY MEMORIAL HOSPITAL
501 S. BURMA ROAD
GILLETTE, WY 82717

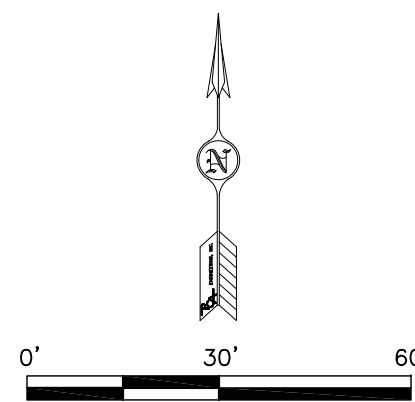


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Drawn by: CS Design by: CS Reviewed by: RPS

Revision Date Revision Description

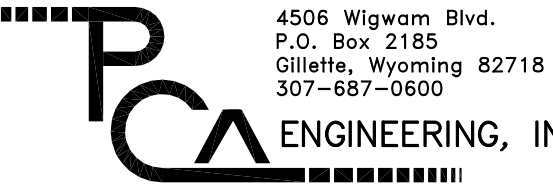
PIONEER MANOR
CAMPBELL COUNTY MEMORIAL HOSPITAL



SITE NOTES
CABLE, TELEPHONE, FIBER OPTICS SHALL
BE COORDINATED BY THE CONTRACTOR WITH
THE VARIOUS UTILITIES.

HWY 50

Prepared for:
CAMPBELL COUNTY MEMORIAL HOSPITAL
501 S. BURMA ROAD
GILLETTE, WY 82717



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Revision Date Revision Description

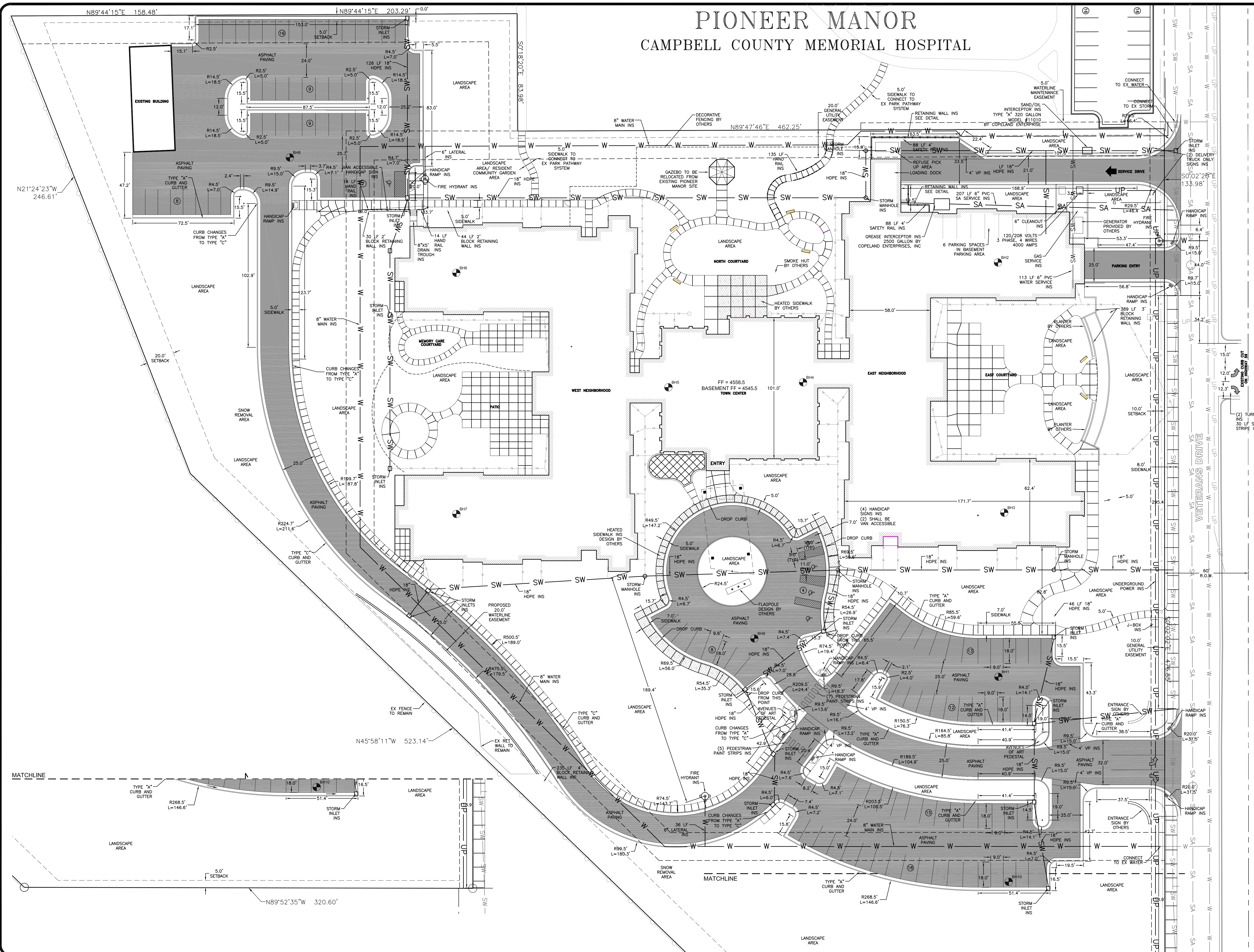
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Plot Date: Jul 01, 2013 - 3:23pm
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Layout: C1.0 Site Plan
X-Ref: ...

PIONEER MANOR
CAMPBELL COUNTY MEMORIAL
HOSPITAL

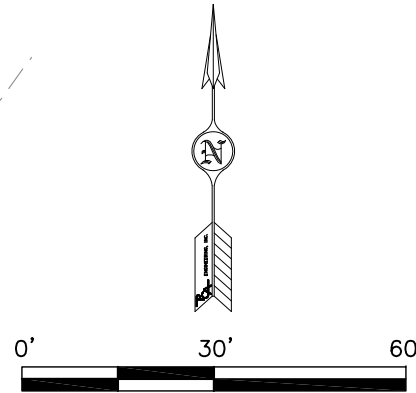
1000 SOUTH DOUGLAS
HIGHWAY

DEVELOPMENT PLAN
SITE

SHEET 2 OF 3



PIONEER MANOR
CAMPBELL COUNTY MEMORIAL HOSPITAL



HWY 50

Prepared for:
CAMPBELL COUNTY MEMORIAL HOSPITAL
501 S. BURMA ROAD
GILLETTE, WY 82717

PCA ENGINEERING, INC.
4506 Wigwam Blvd.
P.O. Box 2185
Gillette, Wyoming 82718
307-687-0600

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Drawn by: CS Design by: CS Reviewed by: RPS
Revision Date Revision Description

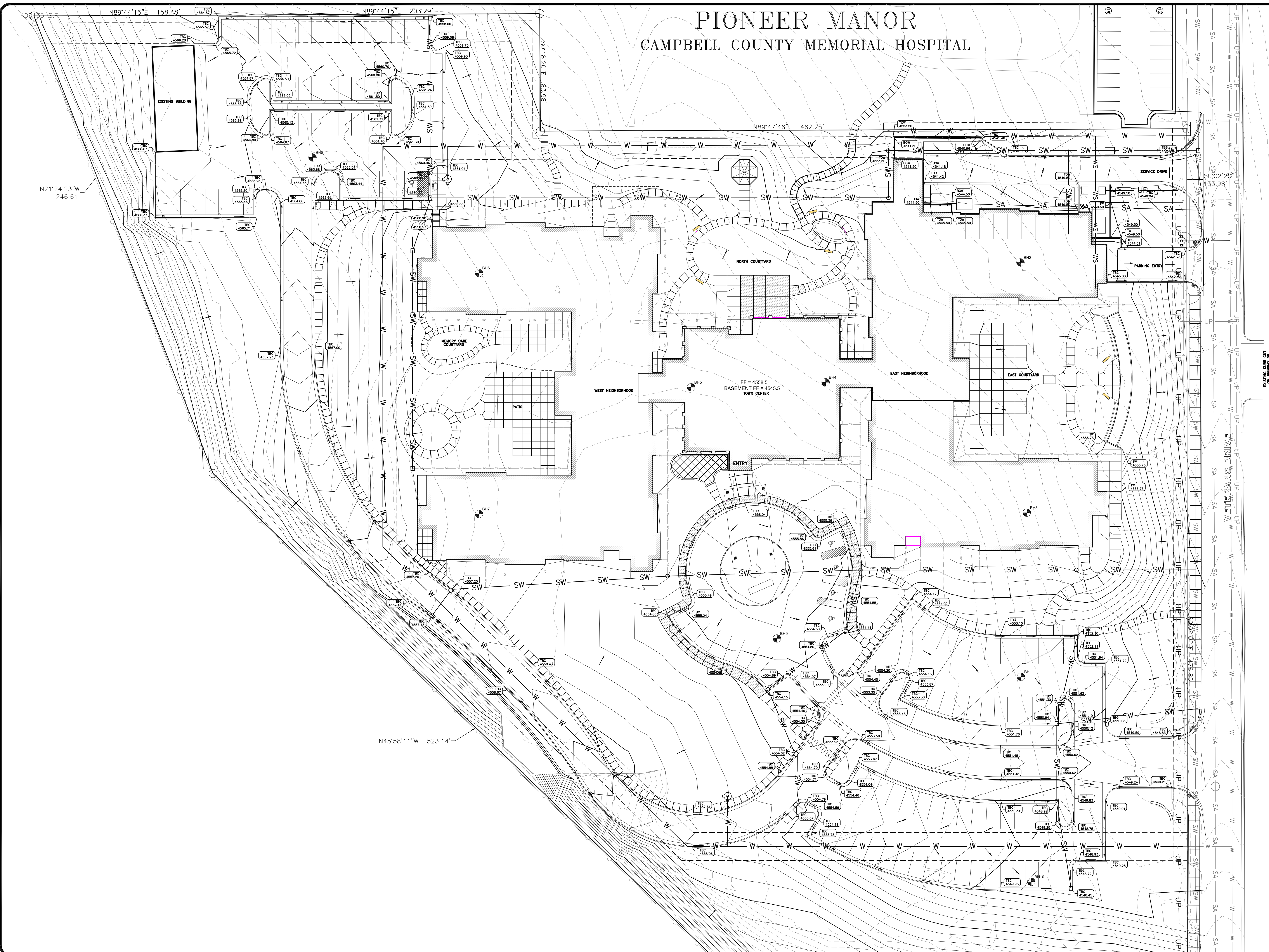
PCA Project Number: 113509.00
Plot Date: Jul 01, 2013 - 3:24pm
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Layout: C1.2 Grading and Drainage
X-Ref: ...

PIONEER MANOR
CAMPBELL COUNTY MEMORIAL
HOSPITAL

1000 SOUTH DOUGLAS
HIGHWAY

DEVELOPMENT PLAN
GRADING AND
DRAINAGE

SHEET 3 OF 3



Planning Commission Agenda Item for July 16, 2013

Case Number 13.014DP: Development Plan – Pioneer Manor Assisted Living Facility situated on Lot 1B, Lasting Legacy Park Subdivision at 1000 South Douglas Highway

Applicant/Owner: Campbell County Memorial Hospital

Agent: PCA Engineering, Engineer of Record
Four Front Design, Landscape Architect

Summary:

Campbell County Memorial Hospital is seeking Development Plan approval for a 160 bed assisted living facility at 161,286 square feet sitting on 9.11 acres of land.

Background:

The owner desires to develop and build an assisted living facility along Veterans Drive, which is adjacent to the west side of Highway 59 and south of Lasting Legacy Park. The Campbell County Memorial Hospital property is situated within a C-O, Office and Institution Zoning District.

The Zoning Ordinance requirement as shown in Section 11 indicates that when a main building 25,000 square feet or larger is planned for property within a C-O Zoning District, then the project is to be reviewed and approved by the City Planning Commission through a Development Plan review process.

The assisted living proposal is within a park like residential setting. The facility will provide routine general or protective oversight or assistance with activities necessary for independent living to mentally or physically limited persons. Pioneer Manor will have 160 separate living quarters, and provides dining, housekeeping, social and physical activities, medication administration and transportation services for residents. There is a memory care unit located within the proposed new site with 24 separate living quarters.

The proposed assisted living facility structure is made up of three building components. There is an east and west wing, also known as “neighborhoods” for separate residential living quarters, kitchen and dining room, community gathering space, and a laundry. Each residential wing has access to a courtyard and walking paths. The central part of the facility acts as “town center” with a library, a gathering space for residents and their family, a beauty shop and a barbershop. There will also be administrative offices and health care offices located within the “town center”.

The proposed Pioneer Manor will have walking trails which connect to Lasting Legacy Park, a community garden for residents, walking paths, courtyards, and an outdoor gazebo gathering space to promote physical activities for the residents.

The east wing of the facility has a partial understory area for mechanical equipment, storage and eight parking spaces. It is to be accessed by two driveways forming an internal loop driveway within the building.

In order for the Planning Commission to review and decide upon the proposed Development Plan a number of steps were required. The property was first re-zoned, then subdivided in order for the hospital to take ownership. It was then determined that a small amount of land was needed in order to develop the site as proposed. A re-zone request was heard at the Planning Commission on June 4, 2013, and then forwarded to City Council. A third reading of the proposed re-zoning was approved by City Council on July 15, 2013. The re-zone was necessary as the small amount of land needed to complete the development proposal was zoned residential, and is required to have the C-O, Office and Institution zoning designation. Because land was being added to the site, an Administrative Plat was necessary in order to comply with the City Subdivision Regulations. The Administrative Plat was approved on July 16, 2013. Hence, the property has the correct zoning designation, is under one ownership, and the Development Plan can proceed forward with a review and decision by the City Planning Commission.

The Parks and Beautification Board reviewed and approved the proposed Landscape Plan on June 13, 2013 for the proposed project. It has been found that the Landscape Plan meets all the requirements of the Landscape Section of the Zoning Ordinance.

Planning Requirements:

1. All unused service taps shall be abandoned prior to granting a Certificate of Occupancy.
2. A Permit to Construct for water, sanitary sewer, drainage and storm sewer shall be issued prior to a Building Permit.
3. All necessary easements shall be recorded by separate instrument prior to granting a Final Certificate of Occupancy.
4. All City requirements related to building, engineering, fire, electric, water, sewer, drainage and zoning shall be adhered to.
5. Any retaining walls shall be engineered and permitted.
6. Any signage or fencing shall require a separate permit.
7. There shall be a note on the Development Plan which reads: "The possible future expansion area shall adhere to all current City requirements at time of development."
8. There shall be a Landscape Completion Agreement signed by the owner; and as built drawings for the approved landscaping that shall be provided to the Parks Division upon completion of the landscape construction.

Staff Recommendation:

Staff recommends approval for the Pioneer Manor Development Plan situated on Lot 1B, Lasting Legacy Park Subdivision with an address of 1000 South Douglas Highway, subject to all Planning requirements.

The Planning Commission has the sole authority to make decisions on Development Plans.

Save: 13.014DP Case Sheet

Attachments: Aerial and Vicinity Map, Plat Map

Project Manager: Michael Surface

ePlans: 13-426



CITY OF GILLETTE
PLANNING COMMISSION
July 16, 2013 7:00:00 PM
Council Chambers, City Hall
201 E. 5th Street, Gillette, Wyoming
(307)686-5281

DATE: 7/16/2013 7:00:00 PM

CASE NUMBER AND TITLE:

13.017PUDP Preliminary Planned Unit Development - Prairie Fire Brewing

APPLICANT/OWNER:

Prairie Fire Brewing Company, LLC

AGENT:

Doyle Land Surveying

CASE SUMMARY:

The applicant is seeking Preliminary Plat approval for Planned Unit Development for the Prairie Fire Brewery site.

CASE BACKGROUND:

The 0.64 acre property is located at the intersection of South Douglas Highway and Sixth Street on the southeast side. The property is zoned C-1, General Commercial and is currently in the final stages of construction for a new brewery. City staff approved a Commercial Site Plan for the brewery last fall and construction began in February 2013. The owners are planning to open the 6,712 square foot brewery for business later this month.

The owners would like to create two (2) lots on the site for increased flexibility and to maximize the available space for development. Lot 1 includes the parking lot, access points, and landscaping areas and Lot 2 includes the footprint of the structure, a silo for grain storage, and a patio area. The patio is currently unenclosed; however the owners would like to enclose the patio in the future with a roof. According to the Zoning Ordinance, the Planned Unit Development allows flexibility with the internal setbacks, however the external setbacks of the underlying district shall be met. The PUD Ordinance may be written to reflect a zero internal setback for structure. At such time the exterior patio is constructed, the external setbacks and permitted yard encroachments shall apply to the patio roof.

The owners have provided the City with a copy of a Cross-Parking Agreement for use of the Terry's Furniture parking lot to the south for overflow parking. The Planning Commission has the sole authority to review and approve Preliminary Planned Unit Development Plats. The Final Planned Unit Development Plat and site specific Ordinance will be reviewed by the Planning Commission and City Council.

CASE REQUIREMENTS:

1. All requirements of the approved Commercial Site Plan shall apply to this project.
2. Prior to constructing the enclosed patio, the applicant shall obtain a building and zoning permit from the City.
3. A building and zoning permit will also be required prior to placing the silo on the site.

4. The Planned Unit Development Ordinance shall be finalized at the Final Plat stage and approved by the City Council and recorded with the Final Plat. The exterior setbacks for the C-1, General Commercial District shall be shown in the PUD Ordinance.

5. A Title Report shall be submitted prior to recording the Final Plat.

6. A separate utilities sheet showing the accurate waterline location and other utilities and sizes shall be submitted along with the Final Plat.

7. The Final Plat shall show a length and dimension for all lot lines.

Cosmetic Changes:

a. Include a length and dimension for all lot lines on the Final Plat.

b. Show the curb and gutter line work on the utilities sheet at the Final Plat stage.

c. Remove the electrical line shown to the south on the utilities sheet at the Final Plat stage.

STAFF RECOMMENDATION:

Staff recommends approval of the Preliminary Planned Unit Development Plat for Prairie Fire Brewing, on the existing Lot 1A, Block 5, Bivens Addition, subject to all Planning requirements.

CASE MANAGER:

Staci Beecher, Planner

TENTATIVE CITY COUNCIL DATE:

This Preliminary Planned Unit Development Plat is reviewed solely by the Planning Commission. The Final Planned Unit Development Plat and Ordinance will be reviewed by the Planning Commission and City Council.

ATTACHMENTS:

Click to download

☐ [Vicinity and Aerial Map](#)

☐ [Plat Map](#)

☐ [Case Sheet](#)



Aerial Map

Project Area

E 6th St

Lot 1

Lot 2

S Douglas Hwy

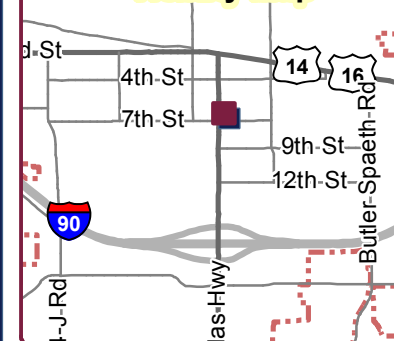
E 7th St



CITY OF GILLETTE

GIS Division
P.O. Box 3003
Gillette, Wyoming 82717-3003
Phone (307) 686-5364
www.gillettewy.gov

Vicinity Map

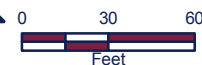


Legend

-  Project Area
-  City Limits
-  Parcels

THE INFORMATION ON THIS DRAWING WAS OBTAINED FROM RECORD AND DESIGN DRAWINGS. THE CITY OF GILLETTE MAKES NO GUARANTEE REGARDING THE ACCURACY OF THIS DRAWING OR THE INFORMATION CONTAINED THEREIN.

Y:\GIS Work\EDS\Planning\PlanningCommissionMaps\13.017PUD



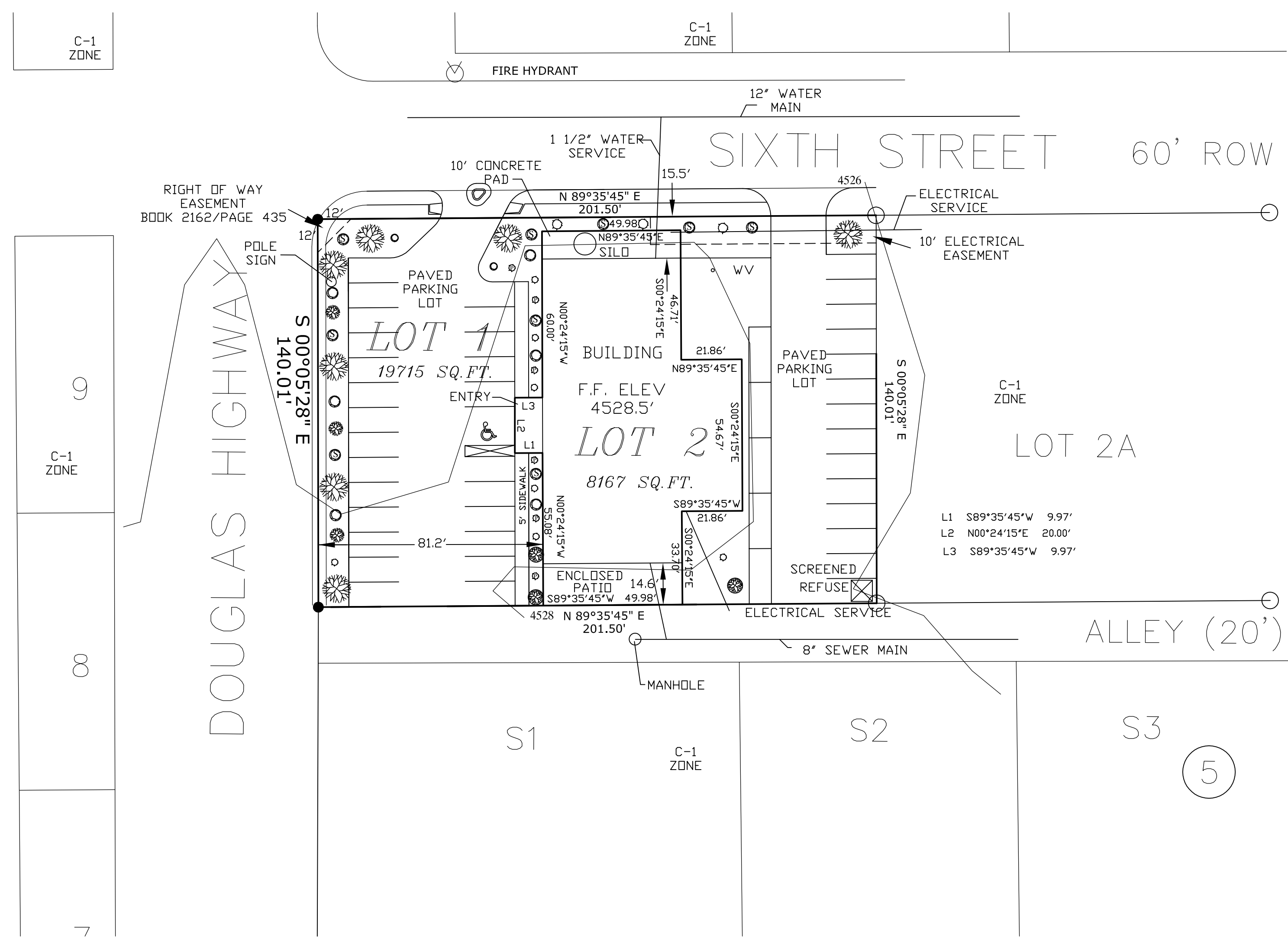
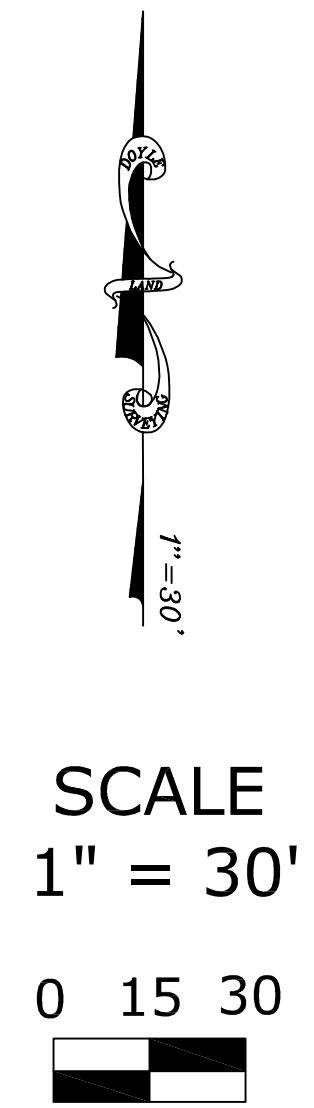
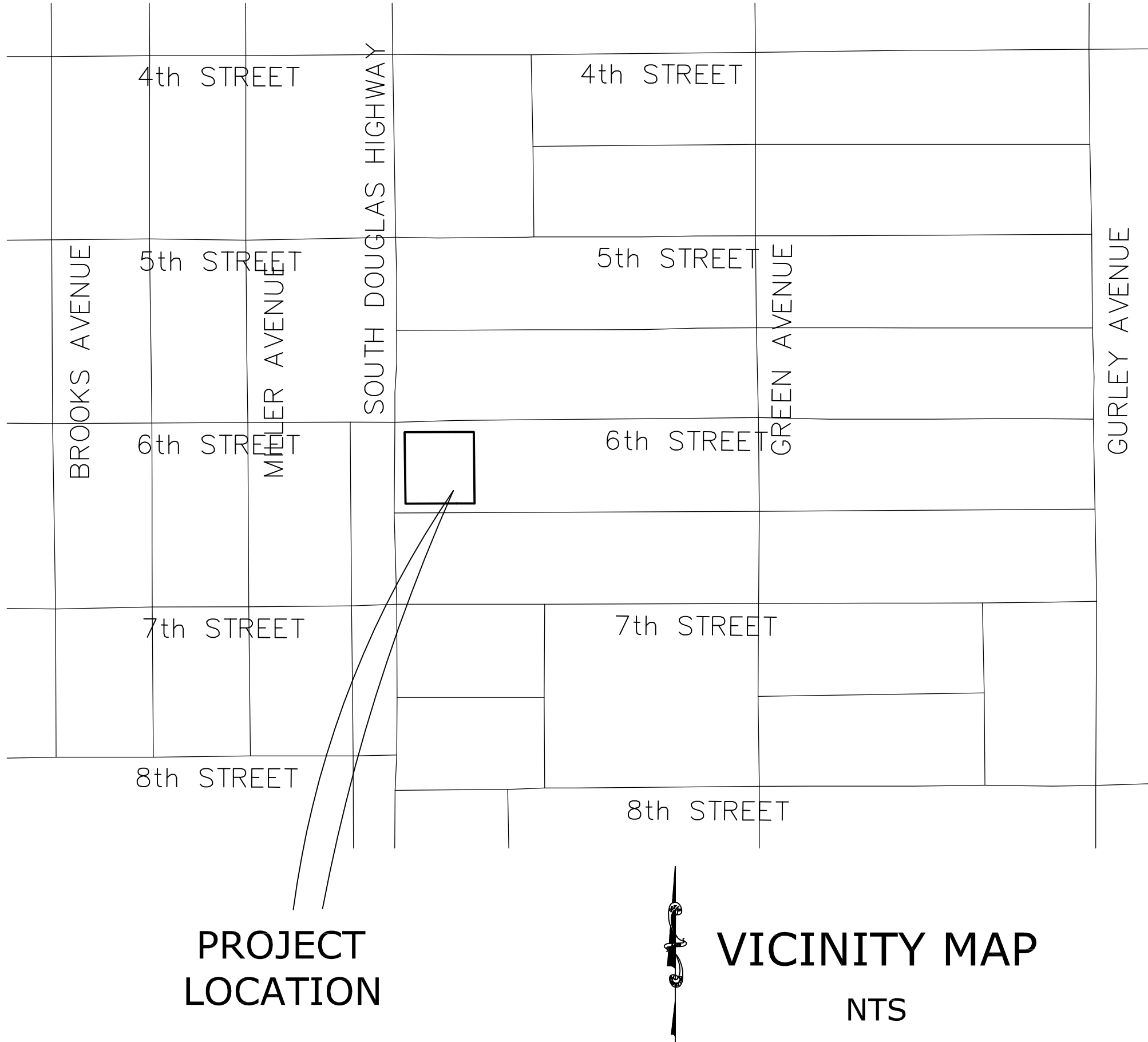
13.017PUD

PUD Preliminary Plat for
Lot 1A, Block 5 Bivens Addition
Prairie Fire Brewery

July 16, 2013

Productivity Service With P.R.I.D.E. Enthusiasm
Responsibility Integrity Dedication

PRELIMINARY PLAT
PRAIRIE FIRE BREWING
PLANNED UNIT DEVELOPMENT
CITY OF GILLETTE, WYOMING



PROJECT SUMMARY

ZONING: C-1
GENERAL COMMERCIAL
STRUCTURE: 6712 SQUARE FEET
USE: MICRO-BREWERY (GROUP A)
PARKING PROVIDED: 46 SPACE
TOTAL AREA: 0.64 ACRES
TOTAL LOTS: 2
DATUM: CITY TOPO 2009

LEGEND

- FOUND CORNER MARKER
- FND 24" LONG 5/8" REBAR WITH ALUMINUM SURVEY CAP MARKED "RLS 2333"
- ⊗ FIRE HYDRANT

LEGAL DESCRIPTION:
LOT 1A, BLOCK 5
BIVENS ADDITION

PRELIMINARY PLAT		
PRAIRIE FIRE BREWING PLANNED UNIT DEVELOPMENT Gillette, Wyoming		
Prepared for: Prairie Fire Brewing P.O. Box 745 Gillette, WY 82717		Prepared by: DOYLE SURVEYING, INC. 801 E. Fourth Street, Ste.15 Gillette, WY 82716 PH: (307)686-2410
Date of Preparation: JUNE, 2013		SHT 1 OF 1

Planning Commission Agenda Item for July 16, 2013

Case Number 13.017PUDP: Preliminary Planned Unit Development- Prairie Fire Brewing

Applicant/Owner: Prairie Fire Brewing Company, LLC

Agent: Doyle Land Surveying

Summary:

The applicant is seeking Preliminary Plat approval for Planned Unit Development for the Prairie Fire Brewery site.

Background:

The 0.64 acre property is located at the intersection of South Douglas Highway and Sixth Street on the southeast side. The property is zoned C-1, General Commercial and is currently in the final stages of construction for a new brewery. City staff approved a Commercial Site Plan for the brewery last fall and construction began in February 2013. The owners are planning to open the 6,712 square foot brewery for business later this month.

The owners would like to create two (2) lots on the site for increased flexibility and to maximize the available space for development. Lot 1 includes the parking lot, access points, and landscaping areas and Lot 2 includes the footprint of the structure, a silo for grain storage, and a patio area. The patio is currently unenclosed; however the owners would like to enclose the patio in the future with a roof. According to the Zoning Ordinance, the Planned Unit Development allows flexibility with the internal setbacks, however the external setbacks of the underlying district shall be met. The PUD Ordinance may be written to reflect a zero internal setback for structure. At such time the exterior patio is constructed, the external setbacks and permitted yard encroachments shall apply to the patio roof.

The owners have provided the City with a copy of a Cross-Parking Agreement for use of the Terry's Furniture parking lot to the south for overflow parking. The Planning Commission has the sole authority to review and approve Preliminary Planned Unit Development Plats. The Final Planned Unit Development Plat and site specific Ordinance will be reviewed by the Planning Commission and City Council.

Planning Requirements:

1. All requirements of the approved Commercial Site Plan shall apply to this project.
2. Prior to constructing the enclosed patio, the applicant shall obtain a building and zoning permit from the City.
3. A building and zoning permit will also be required prior to placing the silo on the site.

4. The Planned Unit Development Ordinance shall be finalized at the Final Plat stage and approved by the City Council and recorded with the Final Plat. The exterior setbacks for the C-1, General Commercial District shall be shown in the PUD Ordinance.
5. A Title Report shall be submitted prior to recording the Final Plat.
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7. The Final Plat shall show a length and dimension for all lot lines.

Cosmetic Changes:

- a. Include a length and dimension for all lot lines on the Final Plat.
- b. Show the curb and gutter line work on the utilities sheet at the Final Plat stage.
- c. Remove the electrical line shown to the south on the utilities sheet at the Final Plat stage.

Staff Recommendation:

Staff recommends approval of the Preliminary Planned Unit Development Plat for Prairie Fire Brewing, on the existing Lot 1A, Block 5, Bivens Addition, subject to all Planning requirements.

This Preliminary Planned Unit Development Plat is reviewed solely by the Planning Commission. The Final Planned Unit Development Plat and Ordinance will be reviewed by the Planning Commission and City Council.

Save: 13.017PUDP PC Case Sheet

Attachments: Aerial and Vicinity Map, Plat Map

Case Management: Staci Beecher

ePlans: 13-570